

165.A

Map

0005

Block

0015.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 246,100 /

USE VALUE: 246,100 /

ASSESSed: 246,100 /

Total Card /

Total Parcel

246,100

246,100

246,100

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
49 -53		APPLETON ST, ARLINGTON	

Unit #: 1

Owner 1: DALESSIO CHARIS

Owner 2:

Owner 3:

Street 1: 49 APPLETON STREET #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	246,100			246,100
Total Card	0.000	246,100			246,100
Total Parcel	0.000	246,100			246,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 508.47		/Parcel: 508.47	

Legal Description

User Acct

199313

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Insp Date

09/05/18

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Parcel ID

TAX DISTRICT

PAT ACCT.

ACTIVITY INFORMATION

PRINT

LAST REV

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	246,100	0	.		246,100		Year end	12/23/2021
2021	102	FV	240,200	0	.		240,200		Year End Roll	12/10/2020
2020	102	FV	237,200	0	.		237,200	237,200	Year End Roll	12/18/2019
2019	102	FV	219,200	0	.		219,200	219,200	Year End Roll	1/3/2019
2018	102	FV	196,900	0	.		196,900	196,900	Year End Roll	12/20/2017
2017	102	FV	151,600	0	.		151,600	151,600	Year End Roll	1/3/2017
2016	102	FV	143,200	0	.		143,200	143,200	Year End	1/4/2016
2015	102	FV	141,700	0	.		141,700	141,700	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS BRYAN C,	67692-411		7/27/2016		222,000	No	No		
BONNELL LAURA	44397-485		12/30/2004		239,900	No	No		
FRANK PAMELA	39662-327		6/24/2003		222,000	No	No		
BROWN STEPHANIE	35371-324		4/30/2002		215,000	No	No		
HADDAD ANN	31355-504		4/28/2000		145,500	No	No		
SANFORD ROSE	27707-500		9/26/1997		97,500	No	No	Y	

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
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Date	Result	By	Name
9/14/2021	USPS	MM	Mary M
9/5/2018	Left Notice	DGM	D Mann
9/5/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7132																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling aporo 2023

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckrStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard		10%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	5.130000114
Name:	172 - 7132

DEPRECIATION

Phys Cond:	GV - Good-VG	10.0%
Functional:		
Economic:		
Special:		
Override:		

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97371608
Adj \$ / SQ:	400.928
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275939
Depreciation:	29801
Depreciated Total:	246137

CONDO CONVERSION 1997, Building Number 1.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 3				BR:s: 1			Baths: 1		HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	1
Totals			
1	3	1	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 165.A-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N Total Yard Items: Total Special Features:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	484	400.930	194,049
Net Sketched Area:		484	Total:	194,049
Size Ad	484 Gross Area	484	FinArea	484

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
49						
49						
84						

IMAGE

AssessPro Patriot Properties, Inc

